

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
E/S private easement for ingress/  
egress at a distance of 161'+/- \* ZONING COMMISSIONER  
N of Beaver Court  
(105 Beaver Court) \* OF BALTIMORE COUNTY  
8th Election District  
3rd Councilmanic District \* Case No. 97-228-SPH  
  
Robert E. Frankel \*  
Petitioner

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Robert E. Frankel, through his attorney, Robert A. Hoffman, Esquire. The Petitioner seeks approval of an amendment to the Order in prior Case No. 96-209-XA, to permit the use of the property as a service garage for the general servicing and repair of automobiles. The subject property and requested relief is more particularly shown on Petitioner's Exhibit 1, the plat to accompany the Petition for Special Hearing.

This matter was originally scheduled to be heard on December 30, 1996; however, at the request of Counsel for the Petitioner, that hearing was postponed and rescheduled for January 16, 1997. Subsequent to that hearing date, a continued hearing was set for December 11, 1997 to consider proposed modifications to the special hearing relief sought. At that hearing, a revised site plan incorporating the modified relief requested was accepted into evidence and marked as Petitioner's Exhibit 1A. Appearing at both hearings held in this case were Robert E. Frankel, property owner, and Robert A. Hoffman, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence presented demonstrated that the subject property consists of 2.3141 acres in area, zoned M.L.-1.M., and is a

ORDER RECEIVED FOR FILING

Date 4/3/98

By [Signature]

rectangularly shaped lot, approximately 210 ft. in width and 490 ft. in depth. Vehicular access to the site is by way of a private drive which leads to Cockeysville Road to the north and Beaver Court to the south. The property is improved with a one story warehouse building, 56 ft. in width by 70 ft. in depth. The rest of the area is primarily composed of a parking lot, part of which is macadam paved and the rest is gravel.

As noted above, this property was the subject of prior Case No. 96-209-XA in which Mr. Frankel appeared before Deputy Zoning Commissioner, Timothy M. Kotroco, seeking special exception and variance relief to approve the use of the subject property as a service garage and to permit a gravel surface storage lot in lieu of the required durable and dustless, paved surface. Testimony and evidence offered at that time was that the Petitioner owned a number of automobile dealerships in Baltimore County, several of which were located in the Cockeysville area. Under the Petition filed in that case, Mr. Frankel sought to establish an area for the inventory and preparation of vehicles which he sold at his dealerships. Testimony offered at that time is that customers would visit the subject site to inspect automobiles which were at his dealership and also to pick up cars which had been prepared for final purchase. In addition, a portion of the site would be used to house a rental car agency. For reasons fully set forth in Deputy Commissioner Kotroco's Order, the relief requested was granted by amended Order issued January 17, 1996. However, a limitation was imposed on the relief, which provided that only storage, detailing and preparation of the vehicles was allowed on the subject property.

In the case before me, Mr. Frankel testified that he has had a change in plans. It has now been determined that the one story warehouse building will be converted to a service garage and will be used for inde-

ORDERED FOR FILING  
4/3/98  
[Signature]  
[Initials]

pendent operation. In addition, a 13,600 sq.ft. auto body shop is proposed to be located to the rear of this site. Although it is envisioned that a significant volume of the business at this location will be generated by Mr. Frankel's dealership, the service garage will be open to the public. Mr. Frankel indicated that he has already had preliminary contact with the prospective tenant who presently operates a similar business in Pikesville.

Based on the testimony and evidence offered, all of which was undisputed, I am persuaded to grant the Petition for Special Hearing. It is to be noted that the property is zoned M.L. and the area features a mix of commercial and business uses. In my judgment, there will be no detrimental impact on any surrounding property if the proposed use is permitted. The operation of a service garage for the general servicing and repair of automobiles will not cause detriment to the health, safety or general welfare of this locale. I am satisfied by the testimony and evidence offered that the Petitioner has satisfied the requirements of Section 502.1 of the B.C.Z.R. An examination of the site plan indicates that nearly the entire site is paved, either by way of a macadam surface or gravel. Moreover, this is a rather large site, in excess of two acres in area.

The Petitioner also requested that the continued storage of automobiles on the subject site be permitted. In this regard, Mr. Frankel indicated that portions of the parking area may be used periodically to house an overflow of automobiles from his dealerships. Such a storage arrangement appears appropriate.

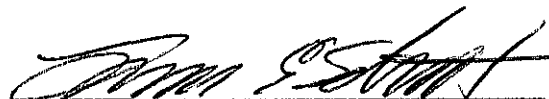
As noted above, the Petitioner proposes converting the existing one-story warehouse building to a service garage. The location of the garage within that building envelope is appropriate and modifications as are necessary to accommodate the conversion, including but not limited to

a modest increase in the building's footprint, are appropriate. Any such modification, however, will be subject to review and approval by the appropriate County reviewing agencies during the issuance of building and other necessary permits. Lastly, I find that the proposed auto body shop building, as shown on Petitioner's Exhibit 1A, should be approved as part of the service garage use.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of April, 1998 that the Petition for Special Hearing to approve an amendment to the Order in prior Case No. 96-209-XA, to permit the use of the property as a service garage for the general servicing and repair of automobiles, including automotive body work, in accordance with Petitioner's Exhibit 1A, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECORDED  
4/3/98  
86/17  
633



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

April 3, 1998

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
E/S private easement for ingress/egress,  
at a distance of 161'+/- N of Beaver Court  
(105 Beaver Court)  
8th Election District - 3rd Councilmanic District  
Robert E. Frankel - Petitioner  
Case No. 97-228-SPH

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*/s/*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Robert E. Frankel  
201 Reisterstown Road, Baltimore, Md. 21208

People's Counsel; Case Files



P.P. 1/16/97  
Jim  
HAM

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
105 Beaver Court, E/S private easement	*	ZONING COMMISSIONER
for ingress/egress, at a distance of	*	OF BALTIMORE COUNTY
161'+/- N of Beaver Court	*	
8th Election District, 3rd Councilmanic	*	
Robert E. Frankel	*	CASE NO. 97-228-SPH
Petitioner	*	
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30<sup>th</sup> day of December, 1996, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21286, attorney for Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 105 Beaver Court

97-228-SPH

which is presently zoned ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an amendment to the Order in Case No. 96-209-XA to permit the use of the property as a service garage for the general servicing and repair of automobiles.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

(410) 494-6200

Address

Phone No

Towson

MD

21204

City

State

Zipcode

Legal Owner(s):

Robert E. Frankel

(Type or Print Name)

Signature

(Type or Print Name)

Signature

201 Reisterstown Road

484-8800

Address

Phone No.

Baltimore

MD

21208

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

(410) 494-6200

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

DROP OFF  
NO REVIEW  
11/21/96 UCR



**ZONING DESCRIPTION**

**105 Beaver Court  
Cockeysville, Maryland  
(8th Election District)**

97.228-SPT

**Beginning at a point on the Easterly side of a Private Easement for Ingress and Egress, 50 feet wide, which point is at the distance of 161 feet more or less measured Northerly from the center line of Beaver Court (Extended) which is 70 feet wide and running thence the four following courses and distances:**

- 1) North 36 degrees 30 minutes 20 seconds West, 210.00 feet**
- (2) North 53 degrees 16 minutes 40 seconds East, 479.42 feet**
- (3) South 36 degrees 43 minutes 20 seconds East, 210.00 feet**
- 4) South 53 degrees 16 minutes 40 seconds West, 480.22 feet  
to the point of beginning as recorded in Deed Liber 8036,  
Folio 566.**

**Containing 2.3141 Acres of Land more or less.**





BALTIMORE COUNTY, MARYLAND  
OFFICE OF NCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No 028588  
DROP-OF NO REVIEW  
ITEM #228  
CASE #97-228-SPH  
001-6150

DATE 11/21/96 ACCOUNT

AMOUNT \$ 250.00 (WCR)

RECEIVED FROM: Vegable, Baetjer & Howard

#040 - SPECIAL HEARING  
105 Beaver Court

FOR:

DRAGAGE/RENTAL  
\$250.00  
BA COUNTY/001-22-96

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER

# CERTIFICATE OF POSTING

RE: Case No.: 97-228 SPH

Petitioner/Developer: P.E. FRANKEL, ETAL  
% ROB. HOFFMAN

Date of Hearing/Closing: 1/16/97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #105 BEAVER COURT

The sign(s) were posted on 1/1/97  
(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 1/4/97  
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

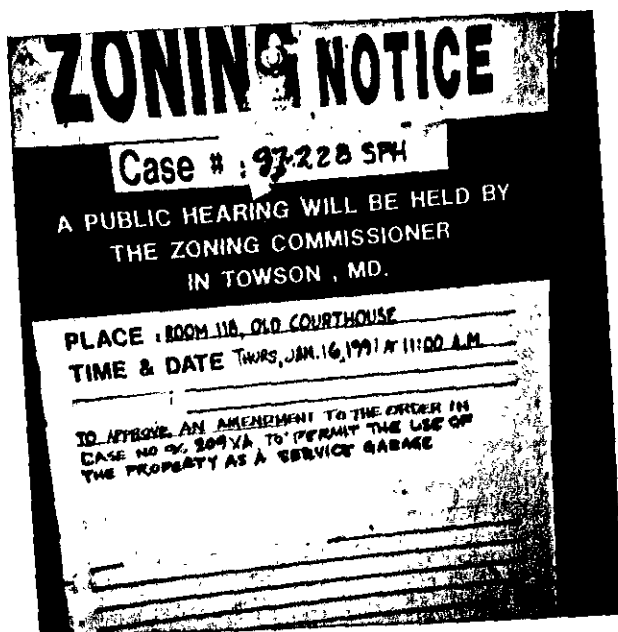
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354



105 BEAVER CT - REPOST  
Case 97-228 SPH

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

ITEM 228

## ZONING NOTICE

Case No. 97-228-SPH

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: SPECIAL HEARING TO APPROVE AN  
AMENDMENT TO THE ORDER IN CASE NO.  
96-209-XA TO PERMIT THE USE OF THE  
PROPERTY AS A SERVICE GARAGE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**

TO: PUTUXENT PUBLISHING COMPANY  
December 5, 1996 Issue - Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esq.  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204  
494-6200

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-228-SPH (Item 228)  
105 Beaver Court  
E/S private easement for ingress/egress, at a distance of 161' +/- N of Beaver Court  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Robert E. Frankel

Special Hearing to approve an amendment to the order in Case No. 96-209-XA to permit the use of the property as a service garage.

HEARING: MONDAY, DECEMBER 30, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 25, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-228-SPH (Item 228)

105 Beaver Court

E/S private easement for ingress/egress, at a distance of 161' +/- N of Beaver Court

8th Election District - 3rd Councilmanic

Legal Owner(s): Robert E. Frankel

Special Hearing to approve an amendment to the order in Case No. 96-209-XA to permit the use of the property as a service garage.

HEARING: MONDAY, DECEMBER 30, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jahlon".

Arnold Jahlon  
Director

cc: Robert E. Frankel  
Robert A. Hoffman, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 15, 1996.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 5, 1996

NOTICE OF POSTPONEMENT

CASE NUMBER: 97-228-SPH  
PETITIONER(S): Robert E. Franikel  
LOCATION: 105 Beaver Court

THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO BE HEARD ON DECEMBER 30, 1996, HAS BEEN POSTPONED AT THE REQUEST OF ROBERT A. HOFFMAN, ATTORNEY FOR PETITIONERS.

NOTIFICATION OF THE NEW HEARING DATE WILL BE FORWARDED SHORTLY.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Robert E. Frankel  
Robert A. Hoffman, Esq.

AJ:ggs





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 19, 1996

NOTICE OF REASSIGNMENT

Rescheduled from 12/30/96

CASE NUMBER: 97-228-SPH (Item 228)

105 Beaver Court

E/S private easement for ingress/egress, at a distance of 161'+/- N of  
Beaver Court

8th Election District - 3rd Councilmanic

Legal Owner(s): Robert E. Frankel

Special Hearing to approve an amendment to the order in Case No.  
96-209-XA to permit the use of the property as a service garage.

HEARING: THURSDAY, JANUARY 16, 1997 at 11:00 a.m. in Room 118, Old  
Courthouse, 400 Washington Avenue, Towson.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON  
DIRECTOR

cc: Robert A. Hoffman, Esq.  
Robert E. Frankel





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 17, 1996

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

RE: Item No.: 228  
Case No.: 97-228-SPH  
Petitioner: Robert E. Frankel

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 21, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)







**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 12.13.96  
Item No. 228 (WCR)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

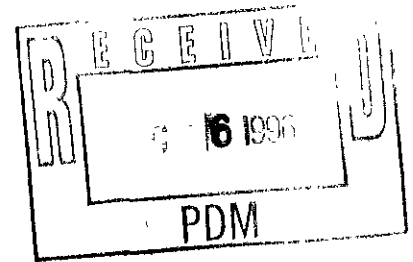
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500



Office of the Fire Marshal  
(410) 887-4880

DATE: 12/05/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: ROBERT E. FRANKEL

Location: NE/S BEAVER CT. EXTENDED NW AND APPROXIMATELY 1750' SE OF  
CENTERLINE COCKEYSVILLE RD. (105 BEAVER CT.)

Item No.: 228

Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: December 5, 1996

FROM: *Pub* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for December 9, 1996  
Item Nos. 185, 219, 220, 221, 222,  
223, 225, 226, 227, 228, 229, 230,  
& 231

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: December 3, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 185, 220, 223, 225, 227, 228, and 231

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey M. Long*

Division Chief:

*Gary L. Keen*

PK/JL

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Dec. 3, 96

FROM: R. Bruce Seeley *RBS/sp*  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: Dec 2, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: ~~4~~ 219  
220  
223  
225  
227  
228  
231

RBS:sp

BRUCE2/DEPRM/TXTSBP



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 21, 1996

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

RE: Drop-Off Petition (Item #228)  
105 Beaver Court  
8th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a form indicating the posting standards required by Baltimore County, as well as a list of vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:scj

Enclosures





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

January 6, 1997

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

RE: Drop-Off Petition Review (Item #228)  
105 Beaver Court  
8th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The name of the legal owner on the petition form is different from the name of the legal owner listed on the plat. These must agree.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "John J. Sullivan, Jr.", written over a horizontal line.

John J. Sullivan, Jr.  
Planner II  
Zoning Review

JJS:scj

Enclosure (receipt)

c: Zoning Commissioner





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 15, 1998

ARTA Operating Limited Partnership  
Campbell Centre II  
8150 N. Central Expressway, Suite 1233  
Dallas, Texas 75206

RE: Zoning Verification  
105 Beaver Court  
Chesapeake Cadillac/Babcock  
Automotive  
Zoning Case #96-209-A & #97-228-SPH  
8th Election District

To Whom It May Concern:

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. The zoning of this site per the 1 inch = 200 feet scale zoning map #NW-17B is M.L.-I.M. (Manufacturing, Light - Industrial, major). This site was the subject of a special exception and variance hearing, case number 96-209-XA, in which Deputy Zoning Commissioner Timothy Kotroco, granted the use of the property for a service garage with a portion of the property used to house a rental car agency with a limitation that only storage, detailing, and preparation of vehicles be allowed. In this same case, a variance to permit a gravel surface storage lot was granted. On April 3, 1998, Zoning Commissioner Lawrence E. Schmidt granted a petition for a special hearing, case number 97-228-SPH approving an amendment to the prior order to permit the use of the property as a service garage for the general servicing and repair of automobiles, including automotive body work.

Building permit #B-333654 (existing use, auto repair shop and new car storage; proposed use, same plus add auto body shop and grading) for grading and paving 18,000 square feet for auto body shop was approved by this office on March 24, 1998 and issued on April 24, 1998. Building permit #B-333674 (existing use, repair shop; proposed use, repair and auto body shop) to construct a 143-foot x 100-foot x 16-foot one-story body shop on the rear of the property was approved by this office on April 6, 1998. However; it has not been issued yet, as it has not been approved by the Sediment Control office. The telephone number of that office is 410-887-3226.

Original occupancy certificates are no longer available. Our records indicate that there were no building, plumbing, or electrical complaints nor any apparent code violations that would have precluded occupancy.





ARTA Operating Limited Partnership  
May 15, 1998  
Page 2

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in dark ink, appearing to read "John J. Sullivan, Jr.", with a stylized flourish at the end.

John J. Sullivan, Jr.  
Planner II  
Zoning Review

JJS:rye

Enclosure

210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147

VENABLE  
ATTORNEYS AT LAW

OFFICES IN

MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

228

Writer's Direct Number:  
(410) 494-6201

November 20, 1996

Via Hand Delivery

Mr. Carl Richards  
Department of Permits & Development Management  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Legal Owner: Robert E. Frankel  
Property Location: 105 Beaver Court  
Petition for Special Hearing

ok - posting  
sheets?  
wa

Dear Carl:

I am hereby drop filing the enclosed Petition for Special Hearing with regard to the above captioned property. This request has not been previously reviewed by your office. Pursuant to Zoning Enforcement, this property is not in violation of any zoning laws. Enclosed for submittal are the following documents:

1. Petition for Special Hearing (3);
2. Zoning description (3);
3. Site plans (12);
4. 200' Scale Zoning Map (1); and
5. Check in the amount of \$250.00.

If you have any questions, please give me a call.

Sincerely,

Barbara Ormord

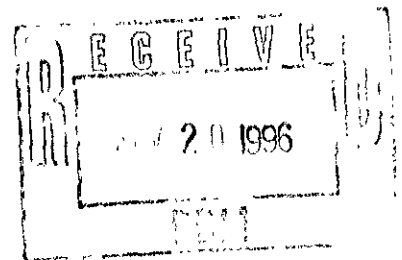
Barbara W. Ormord  
Legal Assistant

BWO

Enclosures

cc: Robert A. Hoffman, Esquire

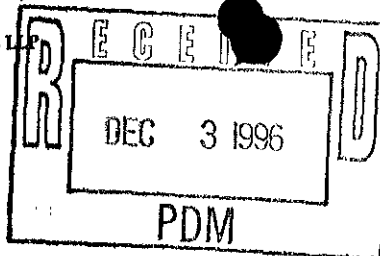
TOIDOC51/BAW01/0034268.01





VENABLE, BAETJER AND HOWARD, LLP  
Including professional corporations

210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147



96-6099  
OFFICES IN  
MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

Writer's Direct Number:  
410-494-6201

mb/lab  
y  
to BS  
OK  
December 2, 1996

Hand Delivery

Arnold Jablon, Director  
Department of Permits  
and Development Management  
County Office Building  
111 W. Chesapeake Avenue  
Towson, MD 21204

Re: Case No.: 97-228-SPH  
Petitioner: Robert E. Frankel

Dear Mr. Jablon:

I represent Robert E. Frankel, the petitioner, in the above captioned matter. The hearing in this matter has been scheduled for Monday, December 30, 1996, and unfortunately Mr. Frankel will be unable to attend the hearing as scheduled. Therefore, I respectfully request a postponement of the hearing to another date, preferably in the first or second week of January, 1997.

Thank you for your consideration.

Yours truly,

Robert A. Hoffman

cc: Lawrence Schmidt, Zoning Commissioner  
Robert E. Frankel  
Richard Benner, Ruxton Design Corporation

bw

**VENABLE, BAETJER AND HOWARD, LLP**  
Including professional corporations

210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147

OFFICES IN

MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

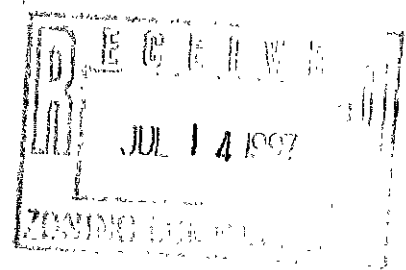
**VENABLE**  
ATTORNEYS AT LAW

**Robert A. Hoffman**  
(410) 494-6262

July 2, 1997

Mr. Lawrence E. Schmidt,  
Zoning Commissioner  
First Floor, Old Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

Re: 105 Beaver Court  
Zoning Case No. 96-209-XA  
Our File No.: 23523/116285



Dear Larry:

Following the conclusion of the hearing several months ago, Mr. Frankel indicated that he would like an opportunity to explore some changes to the proposed service garage which is the subject of the referenced case. Accordingly, enclosed is a copy of a red-lined site plan which we would ask that you approve as part of the special exception requested.

Please feel free to call me should you have any questions.

Yours truly,

Robert A. Hoffman

RAH/dk  
Enclosure

TO1DOCS1/RAH01/0006110.01

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman  
Robert Frankel

210 Allegheny Ave 21204  
10400 YORK Rd 21030



# 97-228-SPH

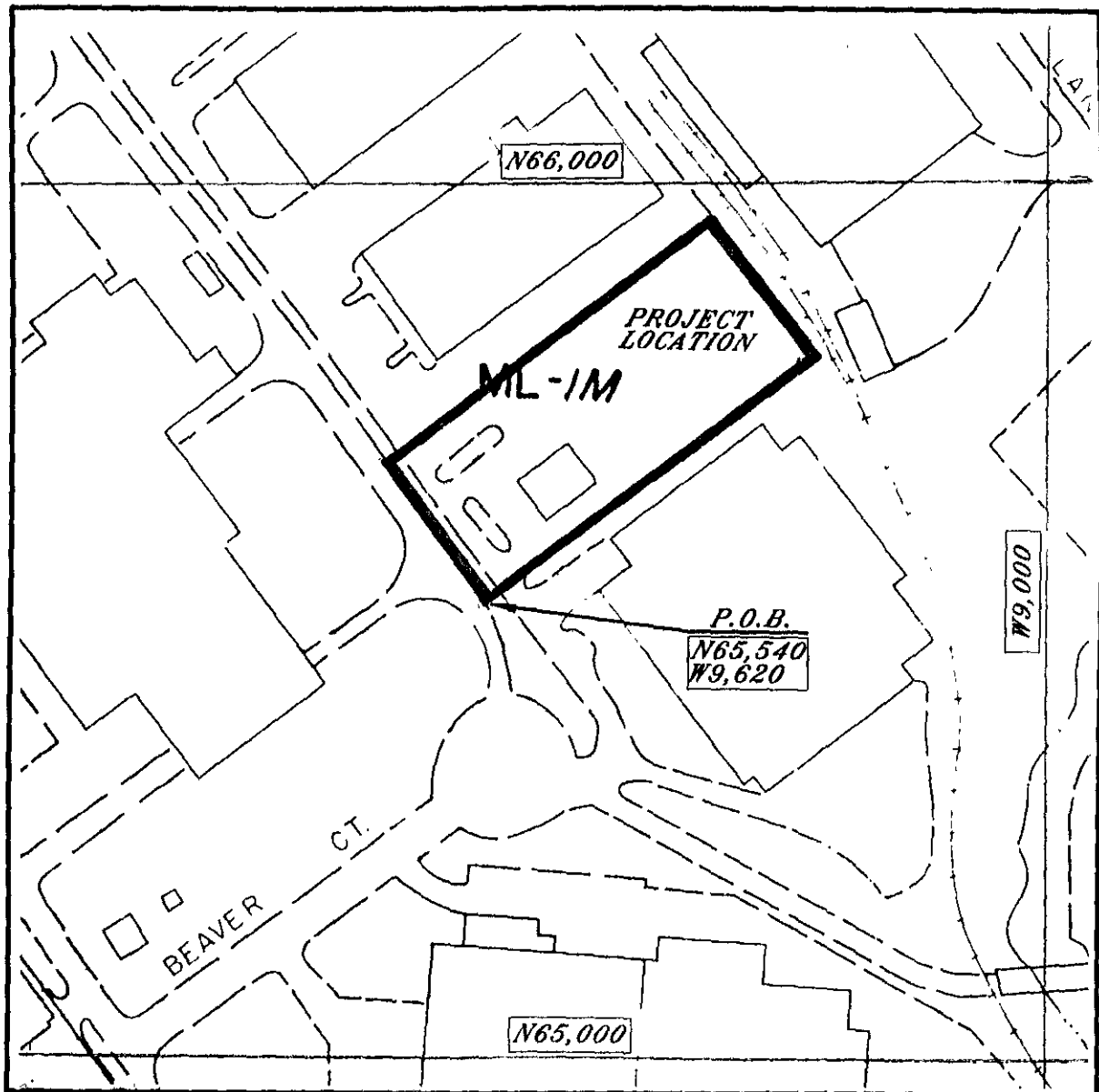
1992 COMPREHENSIVE ZONING MAP

Cockeysville

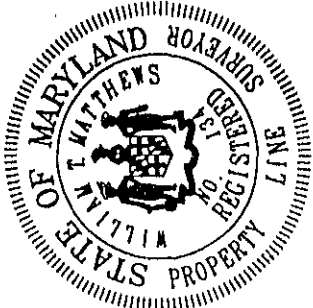
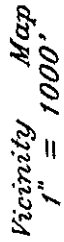
Sheet N.W., 17 - B

1" = 200'

(Subject Property at 105 Beaver Court shown Outlined in Red)



Ruxton Design Corporation  
Ruxton, Maryland  
(410-823-5000)



Vulcan L. Braddock

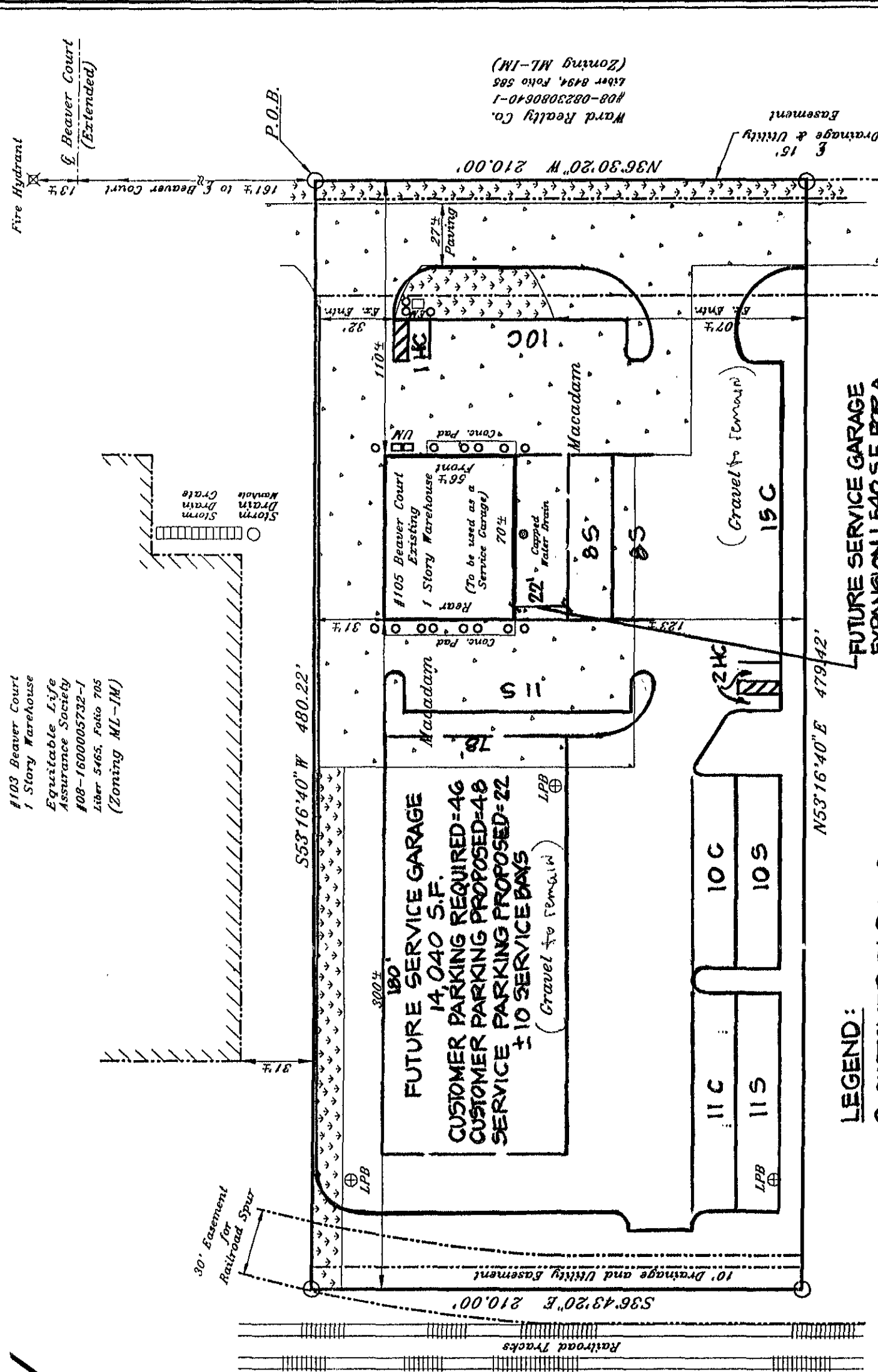
### Plat to Accompany Special Hearing

*Special Hearing to amend the Order in Case No. 96-209-XA to permit the use of the property as a service garage for the general servicing of automobiles*

105 Beaver Court  
Cockeysville, Maryland 21030

Scale: 1"=50' January 13, 1997

***Ruxton Design Corporation***  
8422 Bellona Lane  
Towson, Maryland 21204  
(410) 823-5000  
(Fax) 823-0145



## Notes

1. All Structures within 100' are shown on this Plat.
2. No free standing signs are proposed at this time.
3. Public Water and Sewer connect from the Project Location to Beaver Court along the 50 foot Private Easement as shown.
4. No damaged, disabled or parts of vehicles will be stored on lot.
5. Parking Calculation:  $3.3 \times 3.92 = 12.94 \approx 13$  Spaces  
(All parking spaces to be inside Existing Warehouse.)

**LEGEND:**

C=CUSTOMER PARKING  
S=SERVICE PARKING

*Equitable Life  
Assurance Society  
#08-1600015000-1  
Libert 5464, Tokio 796  
(Zoning ML-1M)*

## Identifying Data

Property Address : 105 Beaver Court  
Cockeysville, MD. 21230  
Tax Account Number : 08-1600009418-J  
Deed Reference : Liber 11172, Folio 116  
Property Owner : Robert E. Frankel  
Mailing Address : 201 Reisterstown Road  
Baltimore, MD. 21208

## Zoning Information

<i>Election District :</i>	<i>8th</i>
<i>Councilmanic District :</i>	<i>3rd</i>
<i>200 Scale Zoning Map :</i>	<i>N.W.</i>
<i>(Cockeysville)</i>	<i>17-B</i>
<i>Prior Zoning Hearings</i>	
<i>1. 1971 Re-Classified to ML-1M</i>	<i>(Case Number unavailable)</i>
<i>2. 1995 Permitted gravel surface</i>	<i>Case No. 96-205-M4</i>
<i>Present Zoning :</i>	<i>ML-1M</i>

## Areas

Gross Area : 2.3141 Acres  
100,802 Sq.Ft.  
Net Area : 2.0732 Acres  
90,307 Sq.Ft.  
Floor Area : 3920 Sq.Ft.  
Floor/Area Ratio = 0.039

**Legend**

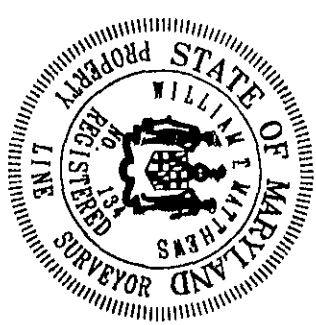
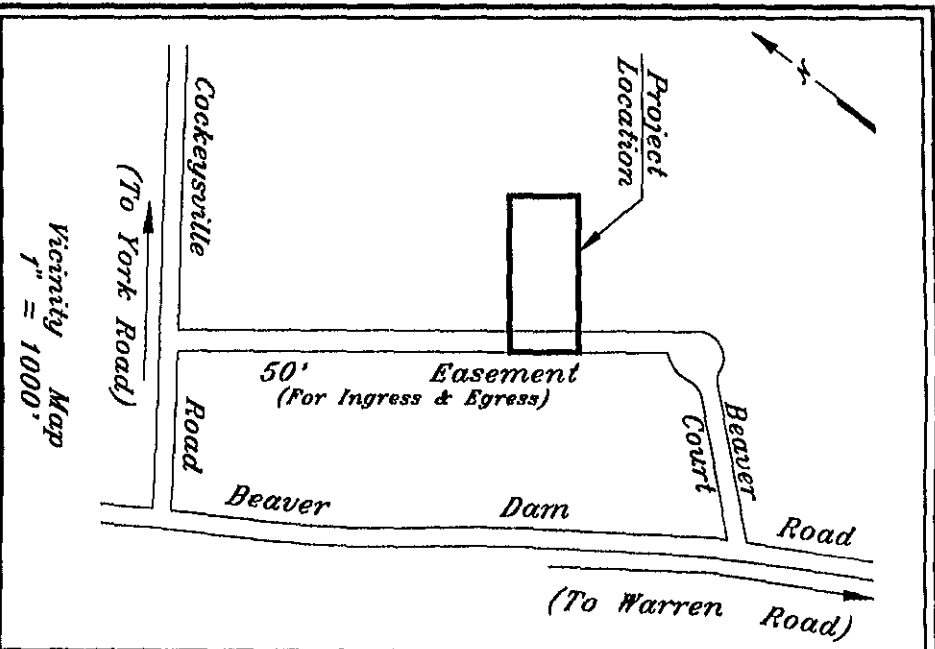
○	Property Meter	Concrete
□	Utility Meter	Concrete Pole
○	Concrete Pole	Electric Meter
□	Electric Meter	Light Pole
⊕	Light Pole	Base
↖	↖	Cross Areas

Zoning Office Use Only

Reviewed By	Item Number	Case Number







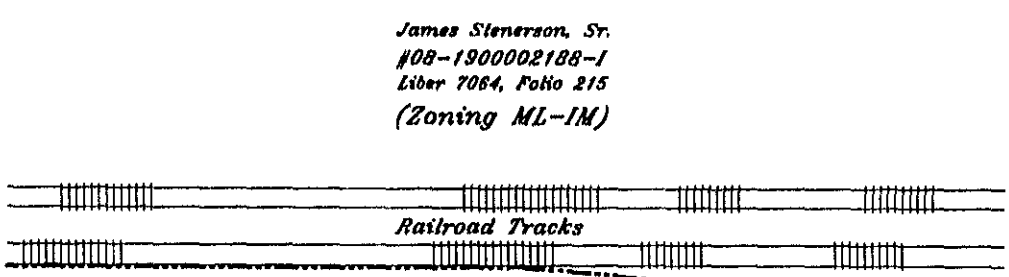
*William Matthews*

Plat to Accompany Special Hearing

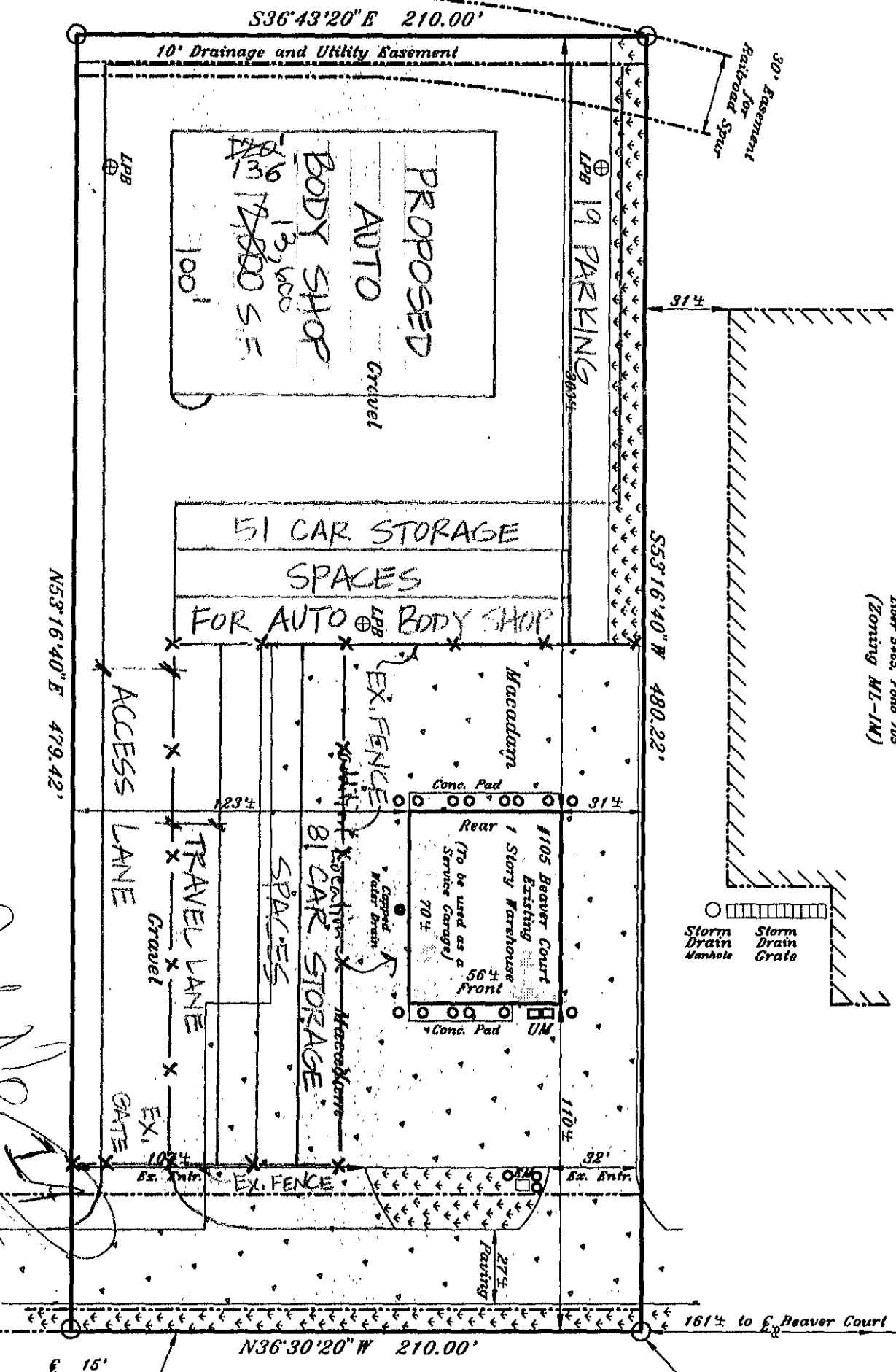
Special Hearing to amend the Order in Case No. 96-209-XA to permit the use of the property as a service garage for the general servicing of automobiles at  
105 Beaver Court  
Cockeysville, Maryland 21030

Scale: 1"=50' November 11, 1996

Ruxton Design Corporation  
8422 Bellona Lane  
Towson, Maryland 21204  
(410) 823-5000  
(Fax) 823-0115



James Stenerson, Sr.  
#08-1900002188-1  
Liber 7084, Folio 215  
(Zoning ML-1M)



#105 Beaver Court  
1 Story Warehouse  
Equitable Life  
Assurance Society  
#08-1600005732-1  
Liber 5465, Folio 705  
(Zoning ML-1M)

97.228.SPH

Identifying Data  
Property Address: 105 Beaver Court  
Cockeysville, Md 21230  
Tax Account Number: 08-1600009418-1  
Deed Reference: Liber 8086, Folio 563  
Property Owner: Penske Truck Leasing Co.  
Mailing Address: Same as Above

Zoning Information  
Election District: 8th  
Constituent District: 3rd  
200 Scale Zoning Map: N.W.  
(Cockeysville)  
Prior Zoning Hearings  
1. 1971 Re-Classified to ML-1M  
(Case Number unavailable)  
2. 1995 Permitted gravel surface  
Case No. 96-209-XA  
Present Zoning: ML-1M

Areas  
Gross Area: 2.3141 Acres  
100,802 Sq. Ft.  
Net Area: 2.0732 Acres  
90,307 Sq. Ft.  
Floor Area: 3920 Sq. Ft.  
Floor/Area Ratio = 0.039

Legend  
Property Corner  
Utility Meter  
Concrete Pole  
Electric Meter  
Light Pole Base

Zoning Office Use Only  
Reviewed By: [Signature]  
Item Number: 228  
Case Number: [Blank]

Notes  
1. All Structures within 100' are shown on this Plat  
2. No free standing signs are proposed at this time  
3. Public Water and Sewer connect from the Project location to Beaver Court along the 50 foot Private Easement as shown  
4. No damaged disabled or parts of vehicles will be stored on lot  
5. Parking Calculation:  $3.3 \times 3.92 = 12.94 \approx 13$  Spaces  
(All parking spaces to be inside existing Warehouse)  
  
c. A 1540 square foot addition to the existing building is permitted as part of this approval.

*228*

Ward Realty Co.  
#08-0823080640-1  
Liber 8494, Folio 585  
(Zoning ML-1M)









## GENERAL NOTES

- [illegible]

**OWNER/DEVELOPER**  
E. WALTER BELL, JR.  
1309 CONTINENTAL DRIVE,  
ABINGDON, MARYLAND 21010

## DENSITY CALCULATIONS

R.C.-4 ACREAGE 84,881 AC.±  
 LOTS ALLOWED IN R.C.-4 (84.8 x 0.2) = 170  
 EXISTING LOTS 0  
 PROPOSED LOTS 5  
 REMAINING DENSITY 14  
 MAXIMUM R.C.-4 BUILDING AREA (80% x 84.8) = 23.4 AC.±  
 PROPOSED R.C.-4 BUILDING AREA 11.126 AC.±  
 MINIMUM R.C.-4 CONSERVANCY AREA (70% x 84.8) = 59.4 AC.±

WHEN A PLAN WITH FULL DENSITY IS PROPOSED, A PERMANENT EASEMENT ON THE CONSERVATION AREA SHALL BE RECORDED ALONG THE EASEMENT RECORDS OF BALTIMORE COUNTY PRIOR TO FINAL APPROVAL OF A PLAN. THIS EASEMENT SHALL RUN IN FAVOR OF THE BALTIMORE COUNTY AND THE COUNTY OR ENTITY WHICH THE CONSERVATION AREA WAS GRANTED TO THE COUNTY OF SUCH OTHER COUNTY OR ENTITY WHICH THE COUNTY APPROVES AND SHALL PERMANENTLY RESTRICT FURTHER SUBDIVISION OF THE CONSERVATION AREA. THE CONSERVATION AREA AGREEMENT SHALL BE IN A FORM PREPARED BY THE BALTIMORE COUNTY AND SHALL BE REVIEWED BY THE BALTIMORE ENVIRONMENTAL PROTECTION AND RECREATION MANAGEMENT DIVISION.

PLAT TO ACCOMPANY PETITION  
FOR A SPECIAL HEARING &  
A ZONING VARIANCE REQUEST

96-081-M  
MINOR SUBDIVISION  
BELL PROPERTY

FORMERLY  
LOYOLA COLLEGE  
IN MARYLAND, INC.

EVNA ROAD  
Deed Ref: S.M. No. 11789 folio 040  
Tax Account No. 07-20-045140  
\$ 07-04-050400

Zoned R.C. 4  
Tax Map 21: Grid 9: Parcels 67 & 266

7th ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY, MARYLAND

MICROFILMED

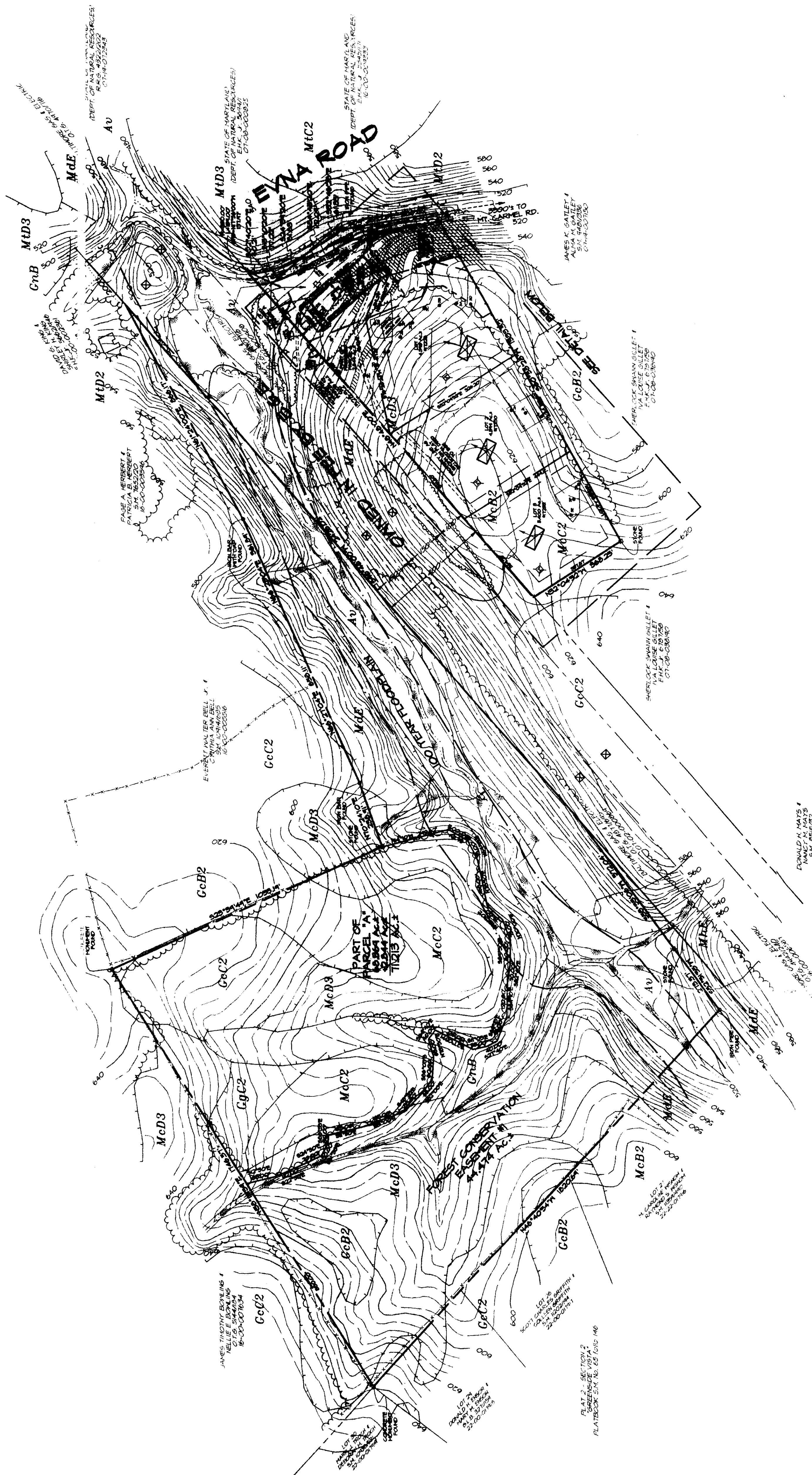
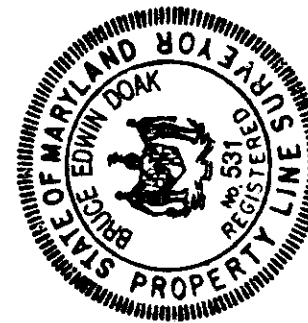
Scale: 1" = 200'

OCTOBER 17, 1996

**GERHOLD, CROSS & ETZEL, LTD.**  
REGISTERED PROFESSIONAL LAND SURVEYORS

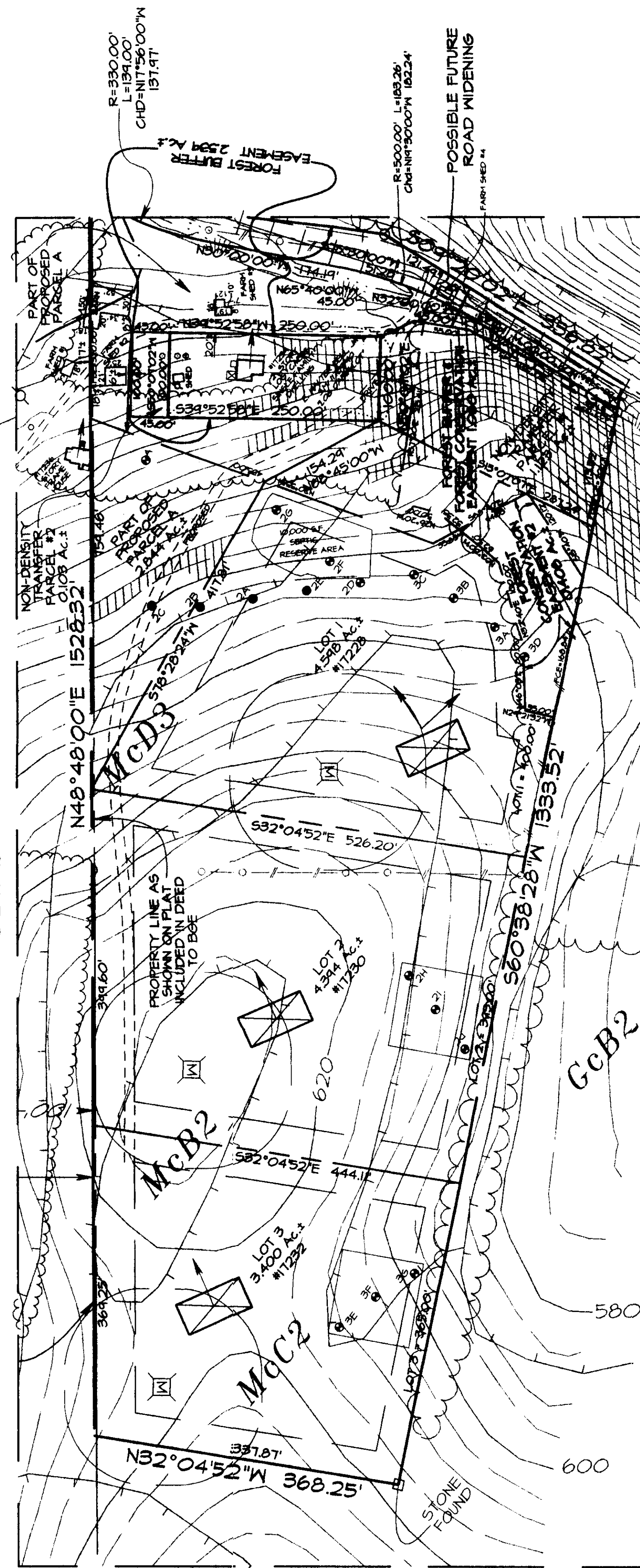
Suite 100  
320 East Townsontown Boulevard  
Towson, Maryland 21286  
(410) 833-4470

DATE	REVISION	REVISIONS & ADDITIONS	VARIANCE & SPECIAL HEARING REQUESTS ADDED	ADDITIONS	REVISIONS PER AMENDED ORDER
6/10/96					
11/21/96					
11/22/96					
10/24/96					



LOT LINE  
ADJUTMENT

## DETAIL



SCALE: 1" = 100'

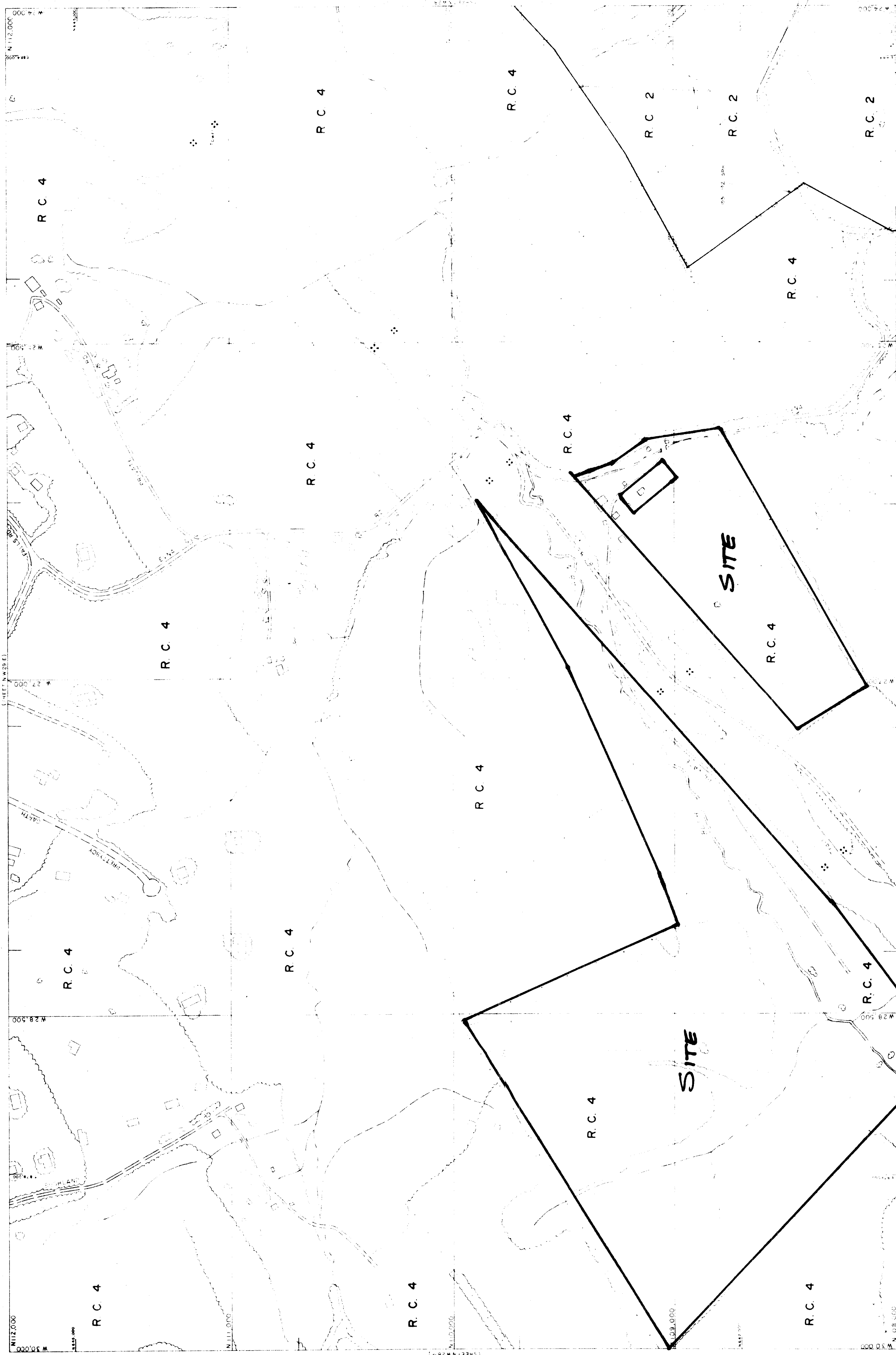
## SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOUSEHOLD WASTEWATER	STREETS & PARKING
G600, M600	Slight	Slight	Household slope
G600, G602, M602	Moderate slope	Moderate slope	Household slope
M600, M4E	Severe slope	Severe slope	Severe slope
G600	Severe, high water table; moderately slow permeability	Severe, high water table	Severe, high water table
AV	Severe, high water table;	Severe, high water table;	Severe, high water table;
M602	Severe, less than 3 feet to bedrock.	Severe, less than 3 feet to ripraped bedrock.	Severe, less than 3 feet to ripraped bedrock.
M602, M600	Severe, less than 3 feet to bedrock.	Moderate, less than 3 feet to ripraped bedrock.	Severe slope

## SYMBOLS LEGEND

• EXISTING SHOOT  
 ▲ EXISTING WELL  
 ○ EXISTING CLEAMOT  
 ○ PROPOSED PERC TEST  
 ○ PROPOSED PERC TEST  
 ○ FAILED PERC TEST  
 ○ PROPOSED MELL AREA  
 ○ EXISTING UTILITY POLE  
 ○ PROPOSED DRILLING  
 ○ EXISTING PAVING  
 ○ LIMIT OF METALLES  
 ○ DOO SHORT LINE  
 ○ WOODS LINE  
 ○ SOIL LINE  
 ○ SLOPES 1:20%





1992 COMPREHENSIVE ZONING MAP Adapted by the Baltimore County Council Oct. 15, 1992 Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92		SCALE 1" = 200'	LOCATION SOUTH OF PRETTYBOY	SHEET NW 28-E
1992 COMPREHENSIVE ZONING MAP Adapted by the Baltimore County Council Oct. 15, 1992 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88		DATE OF PHOTOGRAPHY JANUARY 1986		
THIS MAP HAS BEEN REVISED IN SELECTED AREAS TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART HORN, INC. BALTIMORE, MD 21210		Chairman, County Council <i>William J. Howard IV</i> Chairman, County Council		

MICROFILMED #229